115.0	0002	0045.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	761,400 /	761,400
USE VALUE:	761,400 /	761,400
ASSESSED:	761,400 /	761,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NATALE VINCENT A JR & RUTH
Owner 2:	
Owner 3:	
Street 1:	215 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .229 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1913, having primarily Vinyl Exterior and 1667 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9992.000	275,900	6,900	478,600	761,400
Total Card	0.229	275,900	6,900	478,600	761,400
Total Parcel	0.229	275,900	6,900	478,600	761,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.65 | /Parcel: 456.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 74029
GIS Ref
GIS Ref
Insp Date: 02/14/19

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 115.0-0002-0045.0

!8961!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	275,900	6900	9,992.	478,600	761,400		Year end	12/23/2021
2021	101	FV	267,900	6900	9,992.	478,600	753,400		Year End Roll	12/10/2020
2020	101	FV	267,900	6900	9,992.	478,600	753,400	753,400	Year End Roll	12/18/2019
2019	101	FV	242,200	6900	9,992.	511,000	760,100	760,100	Year End Roll	1/3/2019
2018	101	FV	240,200	7400	9,992.	381,500	629,100	629,100	Year End Roll	12/20/2017
2017	101	FV	240,200	7400	9,992.	345,500	593,100	593,100	Year End Roll	1/3/2017
2016	101	FV	240,200	7400	9,992.	331,100	578,700	578,700	Year End	1/4/2016
2015	101	FV	227,000	7400	9,992.	280,700	515,100	515,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:13:46

LAST REV

Date	Time
02/28/19	10:18:58

mmcmakin

USER DEFINED

Prior Id # 1:	74029
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8961

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11636-170		1/24/1969			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/14/2019	Meas/Inspect	DGM	D Mann
9/6/2018	Meas/Inspect	BS	Barbara S
12/11/2008	Meas/Inspect	336	PATRIOT
3/15/2000	Inspected	264	PATRIOT
2/9/2000	Measured	264	PATRIOT
8/30/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9992		Sq. Ft.	Site		0	70.	0.68	5			Topo	-5					478,643						478,600	

Total AC/HA:	0.22938	Total SF/SM:	9992	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	478,643	Spl Credit		Total:	478,600

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	50 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	2 - Gas	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.27974176
Const Adj.:	0.99495000
Adj $ / SQ:	171.893
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399880
Depreciation:	123963
Depreciated Total:	275917

COMMENTS

CIELINGS ARE LOW ON SFL OTHER FIX=SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

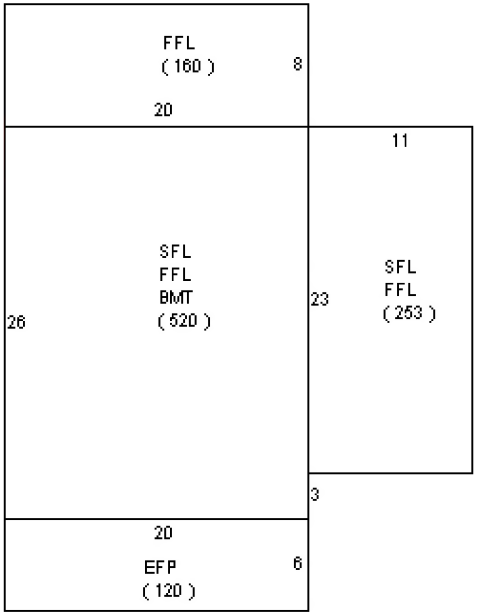
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.89
Special Features:	0	Val/Su Net:	119.59
Final Total:	275900	Val/Su SzAd	165.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	933	171.890	160,376
SFL	Second Floor	734	171.890	126,229
BMT	Basement	520	51.570	26,815
EFP	Enclos Porch	120	49.660	5,959

Net Sketched Area:		2,307	Total:		319,379
Size Ad	1667.3499	Gross Area	2346	FinArea	1667

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	24X22	A	AV	1930	21.71	T	40	101			6,900			6,900

More: N	Total Yard Items:	6,900	Total Special Featues:		Total: 6,900

PARCEL ID

115.0-0002-0045.0